

Weston Road

Weston Portland, DT5 2BY

1 1 1

£700 Per Month

Hull Gregson Hull

Weston Road

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- Bills Included
- Well Presented Throughout
- Communal Kitchen
- Nearby Local Transport Links
- Available Now
- Short Stroll to Coastal Walks
- Modern Ensuite Bathroom
- Available Unfurnished or Furnished
- Long Term Let
- Nearby Local Amenities

















BILLS INLCUDED IN THE RENT

This well-proportioned studio room offers comfortable accommodation with the added benefit of an all-inclusive rental package. Positioned above a local shop, the property is ideally located for easy access to nearby transport links, local shops and a variety of everyday amenities, making it a practical choice for those looking for well-connected and affordable living.

The room itself is a fantastic size, offering plenty of space to create a comfortable and functional living environment. There is ample room to accommodate a double bed,



wardrobe, fold-down sofa bed and additional bedroom furniture, allowing tenants to make the most of the available space and personalise it to suit their needs. The generous proportions make this a versatile living area, suitable for both relaxing and sleeping.

A further benefit is the private ensuite bathroom, providing added convenience and privacy. The ensuite comprises a shower cubicle, close-coupled WC and wash hand basin, offering all the essential facilities within the comfort of the room.

In addition to the private accommodation, residents have access to a communal kitchen and lounge area situated towards the rear of the floor. The kitchen is particularly well equipped, boasting an excellent amount of worktop space, a wide selection of wall and base units, and a range of white goods. This provides ample room for food preparation, storage and day-to-day cooking, while the adjoining communal space offers an additional area to relax and unwind.

The property's location is another key advantage, with local transport connections and everyday amenities close at hand, helping to make day-to-day living convenient and straightforward.

Available immediately, this room offers a fantastic opportunity for anyone seeking spacious accommodation in a convenient Portland location. With a private ensuite, access to well-equipped communal facilities and all bills included within the rent.





Studio Room

14'0" x 13'3" (max) (4.28 x 4.05 (max))

Communal Kitchen

Tenant Fee's

Holding Deposit (per tenancy) — One week's rent.
This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent.
This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year) — Six weeks' rent.
This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s)
Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s)

Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation.
To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

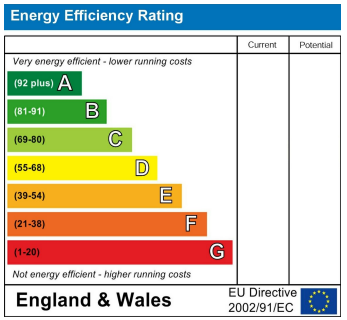
Change of Sharer (Tenant's Request) — £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation
and execution of new legal documents.

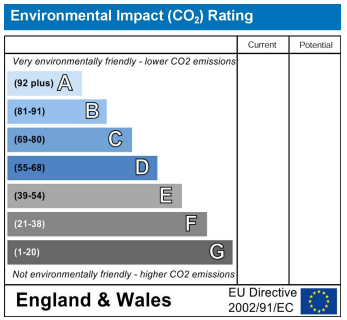
Lettings Additional Info

The following details have been provided by the Landlord, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Studio Room
Property construction: Conversion
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas Central Heating
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
https://checker.ofcom.org.uk/

Disclaimer





12 Easton Street, Portland, Dorset, DT5 1BT
Tel: 01305 822 222 Email: office@hgh.co.uk www.hgh.co.uk